

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL9189**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Valdez House**
7. Building address: **110 4th Avenue**
8. Owner name: **Jose Manuel Valdez**
- Owner address: **110 4th Avenue**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¼ of NE¼ of NE¼ of SE¼ of section 3
10. UTM reference
Zone **13**
Easting: **491934**
Northing: **4445960**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **12 Block: 47**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **884 square feet**
16. Number of stories: **One**
17. Primary external wall material
Asphalt
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch

22. Architectural style /
building type:
Ranch Type

21. General Architectural Description

The ranch style house at 110 4th Avenue features a basic rectangular plan which measures 22' N-S (deep) by 32' E-W (across). The house is one story in height, is supported by a concrete foundation, and is of wood frame construction. The exterior walls are clad with grey color asphalt shingle siding, and the low-pitched hipped roof is covered with grey asphalt shingles, with boxed eaves. Two large 1x1 horizontal sliding windows penetrate the facade wall on the south elevation. Windows on the home's secondary elevations are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A stained natural brown solid wood front door, with a fanlight, and covered with a black wrought iron security door, leads into the house from a 2-step concrete stoop near the center of the facade. A 12' by 10' one-room gabled addition was built onto the west end of the north (rear) elevation in 1987. A rear entry door is located on the north elevation.

A garage is located behind the house to the north: one story rectangular plan; 14' N-S by 20' E-W; poured concrete slab foundation and floor; painted grey plywood exterior walls, over wood frame construction; low-pitched hipped roof, with grey asphalt shingles and boxed eaves; no windows. A metal paneled roll-away garage door, located on the west elevation, opens onto a short concrete driveway which extends to the alley to the west.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the north side of 4th Avenue, the third property west of Baker Street, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1955-1956**

Source of information:
City of Longmont building permit file for 106 4th Avenue.

26. Architect:
W. Ivan Forbes

Source of information:
City of Longmont building permit file for 106 4th Avenue.

27. Builder/ Contractor:
W. Ivan Forbes

Source of information:
City of Longmont building permit file for 106 4th Avenue.

28. Original owner:
W. Ivan Forbes

Source of information:
City of Longmont building permit file for 106 4th Avenue.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

A building permit for the construction of a "22' by 32', 4-room, 1-story, frame, 1-family", dwelling at this location was issued on October 10, 1955. W. Ivan Forbes, who also constructed the house next door at 106 4th Avenue at about the same time, is listed on the permit application as the property owner, as well as the home's architect and builder. The house was to be built at an estimated cost of \$6000.00. A 20' by 14' wood frame garage was built at the same time as the house. A small 12' by 10' one room addition was built onto the rear of the original structure in 1987.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

On October 10, 1955, W. Ivan Forbes applied for a building permit for the construction of a frame single family dwelling containing "four rooms, one bath, (and) one water closet". Estimated to cost \$6,000 to build, this permit became the house located at 110 Fourth Avenue. W. Ivan Forbes, the owner and architect for this home, was a Longmont contractor and developer responsible for the construction for many similar small homes in the area, including the home next door at 106 Fourth Avenue. Following its construction, the first owners of this home were John D. and Charlene F. Bashor. John Bashor worked as a serviceman for Sig's Service, a tire and auto repair shop located at the corner of Main and 5th. Charlene worked as a clerk at Woolworth's. Before purchasing this home, the Bashors had been living in an apartment at 511 Gay Street. The couple remained in this home for only a few years before selling the property to Edythe L. Mundt. Mrs. Mundt was the widow of Henry J. Mundt, who was employed by the Boulder County Highway Department. Following Henry's death in September 1958, Edythe moved from their home at 726 Gay to live here. Edythe passed away in 1962, whereupon the house was sold to Howard D. and Emma Hilliard in July of 1962. During the 1970s, the property was leased as a rental. In 1980, the Longmont City Directory indicates that the dwelling, occupied by Robert S. Greathouse, also contained Greathouse's in-home business. Spectral Precision Photography. By 1990, Francisco (Francis) Sandoval was the home's resident, living here for nearly a decade. The current landholder, as well as the dwelling's present occupant, is Jose Manuel Valdez.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont building permit files.

[Edyth L. Mundt obituary] *Longmont Times-Call*, May 2, 1962, p. 2.

[Henry J. Mundt obituary] *Longmont Times-Call*, September 20, 1958, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1959.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

XX Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

- 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
- 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
- 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.
- 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.
- 2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.
- 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Built in 1955-1956, this dwelling is presently less than fifty years of age, and as such it is ineligible to be considered eligible for listing in the National or State Registers of Historic Places. The property should also be considered ineligible for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. A small rear addition, built in 1987, is fairly well executed and complements the home's original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house would presently be considered a non-contributing resource within the district's newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-41**

Frame(s): **19-21**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**